

Building Missouri's Legacy

REVENUE BOND PROJECT

Thousand Hills State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

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MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Camper Cabin in Missouri State Parks



Thousand Hills State Park CAMPER CABIN PROJECT

The proposed project includes the construction and installation of six camper cabin units at Thousand Hills State Park.

The demand for lodging in Missouri State Parks continues to increase. Camper cabins, which have a lifespan of 25 years, have been very successful in several state parks around the state (See Example A). These camper cabins will be installed on 9 existing electric campsites. The camper cabins offer electric, heating and cooling, refrigerator and microwave. Cabin guests use the campground restrooms and showerhouse like other campers.

The installation of the camper cabins would cost an estimated \$872,000 (See Example B). The camper cabins would generate approximately \$30,000 (See Example C) in annual revenue based on similar camper cabins in other state parks. The payback for this project is approximately 29 years.

A. WHY PURSUE THIS PROJECT?

Missouri state parks have featured camper cabins for more than 15 years. Camper cabins provide a low cost overnight opportunity for visitors that want to experience state parks, but might not own camping equipment, and are a very popular choice among families. The occupancy for camper cabins is consistently high around the state, demand exceeding availability. The camper cabins are placed on existing campsites and guests utilize the campground restroom and showerhouse facilities.



Camper Cabin Interior

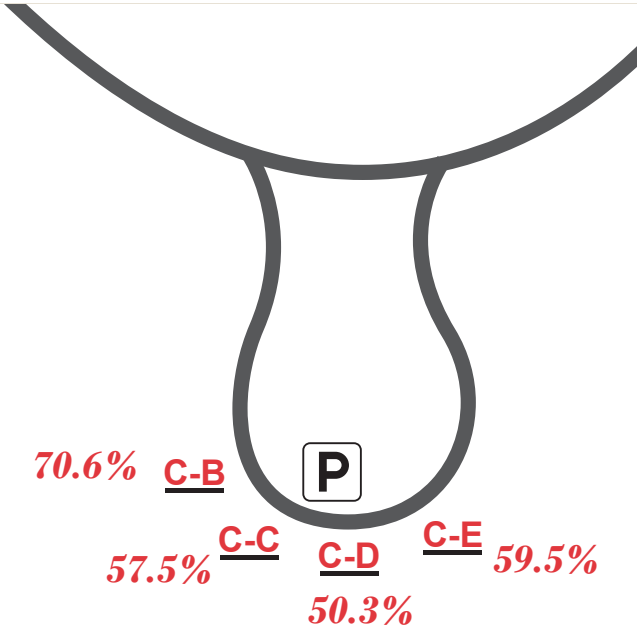
B. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers’ estimates to calculate project costs.

Camper Cabins (6)	\$450,000
Site Development	\$239,097
Design and Bidding	\$82,762
15% Contingency	\$93,839
TOTAL PROJECT COST	\$871,697

If you have additional questions or would like to receive more information on this project, contact Mike Sutherland, Director of Missouri State Parks, at 573-291-8766 or by email at mike.sutherland@dnr.mo.gov.

The map below is a portion of Mark Twain State Park’s campground map, depicting the occupancy of existing camper cabins for May through Sept. of 2020.



LEGEND	
#	reservable site
C	camper cabin
00.0%	average yearly occupancy
→	roads / direction of traffic

C. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Electric campsites rent for \$23 a night. Cabins will rent for \$70 a night. The increased occupancy and rate for the cabins will generate almost \$30,000 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE	
Number of Camper Cabins	6
Rate Per Night	\$70
Average Annual Revenue Generated	\$56,670
Less Revenue of Existing Sites	(\$26,717)
TOTAL APPROXIMATE REVENUE GENERATED	\$29,953